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others. Thus in the first chapter on "Public and Private Wealth," the critical notes on current economic theories, helpful and suggestive to the economic specialist, will be found serious obstacles to the progress of the ordinary reader. On the other hand, the radical departure in plan of arrangement from that of ordinary economic treatises can hardly fail to enhance the popularity at the expense of the permanence of the volume.

It is not easy to resist the temptation to supplement a general estimate by detailed exposition; but criticism of specific topics and development of particular themes within the volume can be made more properly as such, than under cover of a broad survey. Professor Hadley has given us a book which fills a long felt practical want in affording a vista through which the ordinary man may see the industrial forest of which the leaves surround him. But the volume is more than this. As an acute critical synthesis of current economic theories, it becomes by its very existence the centre of future discussion and the occasion of forthcoming thought.

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*Siedelung und Agrarwesen der Westgermanen und Ostgermanen. der Kelten, Römer, Finnen, und Slawen.* By AUGUST MEITZEN, 3 vols., with an atlas. Price, 48 marks. Berlin: Wilhelm Hertz, 1895.

This book is the largest, most sumptuous, most exhaustive, and most learned which economic history has yet given us. It is true that Lamprecht's "*Deutsches Wirtschaftsleben im Mittelalter*" and Thorold Rogers' "History of Agriculture and Prices in England," rival it in bulk and in minuteness of detail, but in neither of these is there the broad outlook, the equally detailed treatment of all branches of the subject, and the profuse use of illustrations and maps, which make Meitzen's work so impressive. There are, for instance, in the three volumes, 269 illustrations set in the text, and in the atlas volume 125 additional sheets of maps, plans, and pictures. These plans of village holdings, the distribution of the pieces of land possessed by the respective villagers, in past times and in the present, are of the greatest interest and value, and will be to the greater number of readers, at least, quite new. Such maps have been previously printed in very small numbers and in comparatively inaccessible places; and yet nothing can give a more realistic sense of the open-field and scattered strip systems.

To return to an analysis of the outer form of the work; the field studied covers in space all of Germany, Scandinavia, and the British

Islands, large parts of the Netherlands, France and Italy, and some districts further east in Europe; in time it begins far enough back to include a detailed study of the Roman land-system, and extends through the whole of the Middle Ages, with occasional discussion of quite modern problems. Moreover, this is only the first instalment of the whole work; a second part, dealing with the later land history of the same countries being announced to follow.

Such a monumental work could only be accomplished by a man who, like Professor Meitzen, has been able to give almost more than a generation's study to the subject, and whose special position and connections have enabled him to collect an unprecedented wealth of material. In fact Professor Meitzen bridges over the period from the beginnings of the study of agrarian history to the present. He was the contemporary of Hansen, Nasse, and Maurer, as he is of Lamprecht, Ashley, and Gothein. Thus these volumes represent the ripened, and, in a sense, completed work of a man who is both a pioneer and original investigator of his subject, and also the teacher, correspondent and critic of those whose later labors in adjacent fields he includes with his own in this general treatment.

The fundamental idea of the work is the permanent influence of the original settlement of a people in fixed habitations. While tribes are nomadic, or obtain their subsistence from fishing and the chase, they already have a certain social organization and may even have a general system of land ownership, and possess houses which they occupy to which they frequently return. But when a family or a group of families has once settled permanently on a definite tract of ground, from which subsequently they extract their subsistence, so many complications immediately arise, the need of agricultural knowledge and foresight, provision from local resources of material for buildings and clothing, the securing of a water supply, the social requirements of a distribution of the possession or use of land, of protection against theft, of settlement of a thousand disputes that arise from contiguity of living. These new needs initiate such a rapid process of defining and formulating the method of life that such a settlement takes on then the character which it holds permanently, or at least through long periods of time. If then a detailed study can be made of the actually existing distribution of the land and methods of its use among any people, of the forms of their barns and the plans of their dwelling-houses, of their traditional economic relations among themselves, it will be possible to work backward from the present through the past history of that community, to the very beginnings of its fixed settlement. "In every village we wander, in a certain sense, among the ruins of the past; ruins which, in age, leave the romantic remains

of the castles and city walls of the Middle Ages far behind. At every step, everywhere, in barnyard and field, we may meet the traces of the oldest conditions. The plan of ownership of the village lands is a veritable manuscript which conveys to us, legible as though in hieroglyphs, the ideas and aims of the early founders."

Professor Meitzen proceeds to make the study of existing and recorded agricultural facts; in the first place for the districts of pure unmixed Germanic life, where no other race has dominated in any historical time; then for the purely Celtic lands, Ireland, Wales, and Scotland, in order that the influence of the German system upon the Celtic can be traced out where those two races came into contact directly, without the intervention of the Romans. Next he studies the Roman land system, in all its aspects except the purely legal one, so as to be able to measure its influence upon the Celtic, and thus to show how far the Teutons introduced changes upon this Celto-Roman field. Similarly, the method of settlement of the western Slavs is investigated and the circumstances by which they were to a considerable extent Germanized in social system as in political domination. In addition to these races which had a mutual influence, the Finnic tribes and the steps by which their land became regularly occupied are subjected to a like, though an independent study. With this analysis as a basis, and aided by direct historical records, the author constructs a map of the settlements of the races, and reaches a number of other generalizations directed to the explanation of difficulties in the history of the past, and subordinately to the solution of the agrarian problems of the present and the future. These generalizations we have found somewhat less satisfactory than the direct and detailed studies of settlements, agriculture, and landholding. For instance, he seems to predicate an almost mystical unity of race, by which people of the same stock will develop like institutions wherever they may be; an invariable connection of a particular type of house or barn or place of agriculture with people of one special blood; the continued purity of races, keeping themselves free from admixture, although superposed in successive strata on the same soil. But these are, after all, mere suppositions, and an historical theory involving them, while it may of course be a correct theory, will still always be somewhat shadowy and unreal. Again, Professor Meitzen accepts unquestioningly the unity of the Aryan race, its central Asiatic origin, and the possibility of reconstructing from its radical words a picture of its early civilization. Most other scholars, however, have abandoned these as hasty generalizations, formed in the first glow of the enthusiasm of the comparative philologists. And in the most fundamental of his premises, the survival in modern rural villages of the original characteristics of the first settlement, a distinct

effort of faith must be made in order to believe that so much that is primitive can have remained through repeated periods of devastation and depopulation, as well as through the equally destructive processes of improvement or growth.

But in direct investigation and explanation of the conditions of rural occupation and landholding in the present and in the past, the impression made by Professor Meitzen's work is very different. Nothing could be more admirable than his study of Roman agrarian conditions. Every indication given by the physical conformation of the country, by archæological remains, by the testimony of the ancient authors, or the studies of modern investigators is made use of to obtain a clear and adequate picture of the way the Romans cultivated their land, surveyed, divided, and occupied it. The various forms of ownership or possession, the nature of the land taxes, the classes of the people as determined by their relation to the soil, the policy pursued by the government in disposing of its acquired domains, are all described with a fullness and scholarly care that makes the chapters devoted to this subject the best study of Roman land conditions in existence. And there is in all the description a note of reality that comes from the direct practical explanations of the man who is familiar with tools and measuring instruments corresponding to those of the people he is describing. The fact that the unit of land measurement of the Romans, the *jugerum*, as well as the plats which they actually cultivated, were of a square form, while among the Germans, the *morgen*, like the English acre, was always a long narrow strip, is explained in the following ingenious way: "The Roman plow had a sharp share, but no mould-board, or if any it extended equally on both sides and broadened to the top. The result was simply that of plowing with a pointed stick, the earth after being cut and stirred, fell together again at the back, and each successive furrow left between it and the last a ridge of hard soil undisturbed by the cultivation. It was therefore necessary to plow again crosswise, all fields having a double plowing, first along, then across. The more nearly square the field was, therefore, the less turning of the draught-animals would there be in plowing the narrower way. Among the Germans, on the other hand, the plow on the modern principle was in early use. The soil was lifted entirely out of the furrow and turned over to the right, the soil from the succeeding furrow being thrown into the first, and so on. Thus only one plowing was necessary and a long strip would involve less turning by the animals and be therefore most convenient. Thus the plat like the old English acre, which was forty rods long and four rods wide, or the familiar modern 'land,' was practicable and natural, whereas in the Roman system it would not have been."

Similarly, he points out in another connection, that Mr. Seeböhm's stress laid upon the "balk" or division between the acre strips is exaggerated. Such a division being by no means universal in modern open fields, and disproved for earlier times by the curving lines of adjacent strips. It is inconceivable that these edges would have become curved if the strips of arable ground had been separated by a permanent border of turf. This constant combination of the practical out-of-door suggestion with the learned results of work in the study, is one of the most pleasant as it is one of the most valuable features of the book. The demonstration that the so-called Saxon house is a survival of the Celtic form which the Teutonic invaders found on the soil between the Weser and the Rhine, and that the Scandinavian and East German type of dwelling-house is strikingly similar to the early Greek type, and probably modeled after it, are good instances of this characteristic.

The whole book is indeed a storehouse of information on its subject, carefully examined, clearly explained, generally illustrated, and systematically set forth. It is, moreover, the nearest that we yet have to an authoritative general treatment of the subject. All students of economic history, therefore, owe to Professor Meitzen and to his publishers, a debt of gratitude for this full presentation of his ripened knowledge, and for the liberal reproduction of maps, charts and views which would otherwise be absolutely inaccessible.

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*Cours d'Économie Politique.* By VILFREDO PARETO, Professeur à l'Université de Lausanne. Vol. I. Pp. 430. 1896. Vol. II. Pp. 426. 1897. Lausanne: F. Rouge.

Professor Pareto's purpose in these volumes is to give a sketch of economics considered as a natural science, founded upon facts. The two ideas dominating the entire work are the possibility of successive approximations, and the mutual dependence of economic and social phenomena. The first volume containing the principles of pure political economy, along with a study of *capitiaux personnels*, *mobiliers* and *fonçiers*, furnishes the first approximation of economic phenomena, that is, the general conditions of economic equilibrium, and becomes the point of departure for successive approximations with which the greater part of volume one, and the whole of volume two are concerned. The second volume, following the fundamental idea of the interdependence of economic and social phenomena, opens with an exposition of the general principles of social evolution,